

**ORDINANCE NO 20071018-059**

**AN ORDINANCE AMENDING ORDINANCE NO 901213-H FOR THE PROJECT KNOWN AS HARRIS BRANCH PLANNED UNIT DEVELOPMENT PROJECT TO MODIFY THE LAND USE PLAN, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCALLY KNOWN AS 1375 U S HIGHWAY 290 EAST**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN**

**PART 1** Harris Branch Planned Unit Development ("Harris Branch PUD") is comprised of approximately 2,113 acres of land located at U S Highway 290 East and Parmer Lane in Travis County and more particularly described by metes and bounds in the land use plan incorporated in Ordinance No 901213-H (the "Original Ordinance")

**PART 2** Harris Branch PUD was approved December 13, 1990 under Ordinance No 901213-H, and amended under Ordinance No 010301-66, and Ordinance No 20060323-057

**PART 3** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property described in Zoning Case No C814-90 0003 14, on file at the Neighborhood Planning and Zoning Department, as follows

Approximately 25 25 acres of land identified as Tracts E-54 and E-56B along Parmer Lane, in the City of Austin, Travis County, Texas (the "Property"),

locally known as 1375 U S Highway 290 East, and generally identified in the map attached as Exhibit "A"

**PART 4** This ordinance, together with the attached Exhibits "A" through "C" are the land use plan for the Harris Branch planned unit development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in the ordinance and the Harris Branch planned unit development land use plan. Except as otherwise specifically provided by this ordinance and land use plan, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD.

**PART 5** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

- Exhibit A    Zoning map
- Exhibit B    Amended PUD land use plan, sheets 1 through 4 (includes Exhibit C)
- Exhibit C    Environmental Base Map, sheet 4 of 4 ("Base Map")

**PART 6** The Original Ordinance is amended to modify the land use plan for the Property as shown in this Part 6:

**A     Permitted uses**

- 1     The townhouse & condominium residence (SF-6) land uses of Tract E-56A are increased to allow neighborhood commercial (LR) and general office (GO) land uses
- 2     Tract E-56A is divided into two tracts to be identified as Tract E-54 and Tract E-56B. Neighborhood commercial (LR) land uses are permitted uses on Tract E-54 and general office (GO) land uses are permitted uses on Tract E-56B

**B     Setback and buffer**

- 1     A 50-foot wide building setback shall be established along the property line of Tracts E-54 and E-56B that abuts Tract E-42 to the south of the tracts, and
- 2     Within the building setback, a 25-foot wide undisturbed vegetative buffer shall be provided that separates the commercial uses of Tracts E-54 and E-56B from the single-family residential uses on Tract E-42

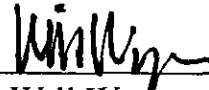
**PART 7** In all other respects the terms and conditions of Ordinance No. 901213-H, as amended, remain in effect.

**PART 8** This ordinance takes effect on October 29, 2007

**PASSED AND APPROVED**

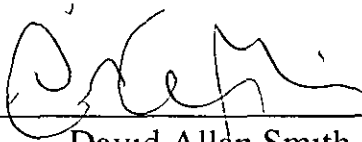
October 18, 2007

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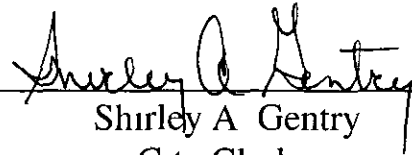
Will Wynn  
Mayor

**APPROVED**



David Allan Smith  
City Attorney

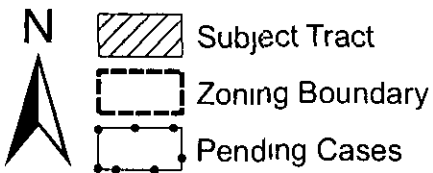
**ATTEST**



Shirley A. Gentry  
City Clerk



# ZONING EXHIBIT A

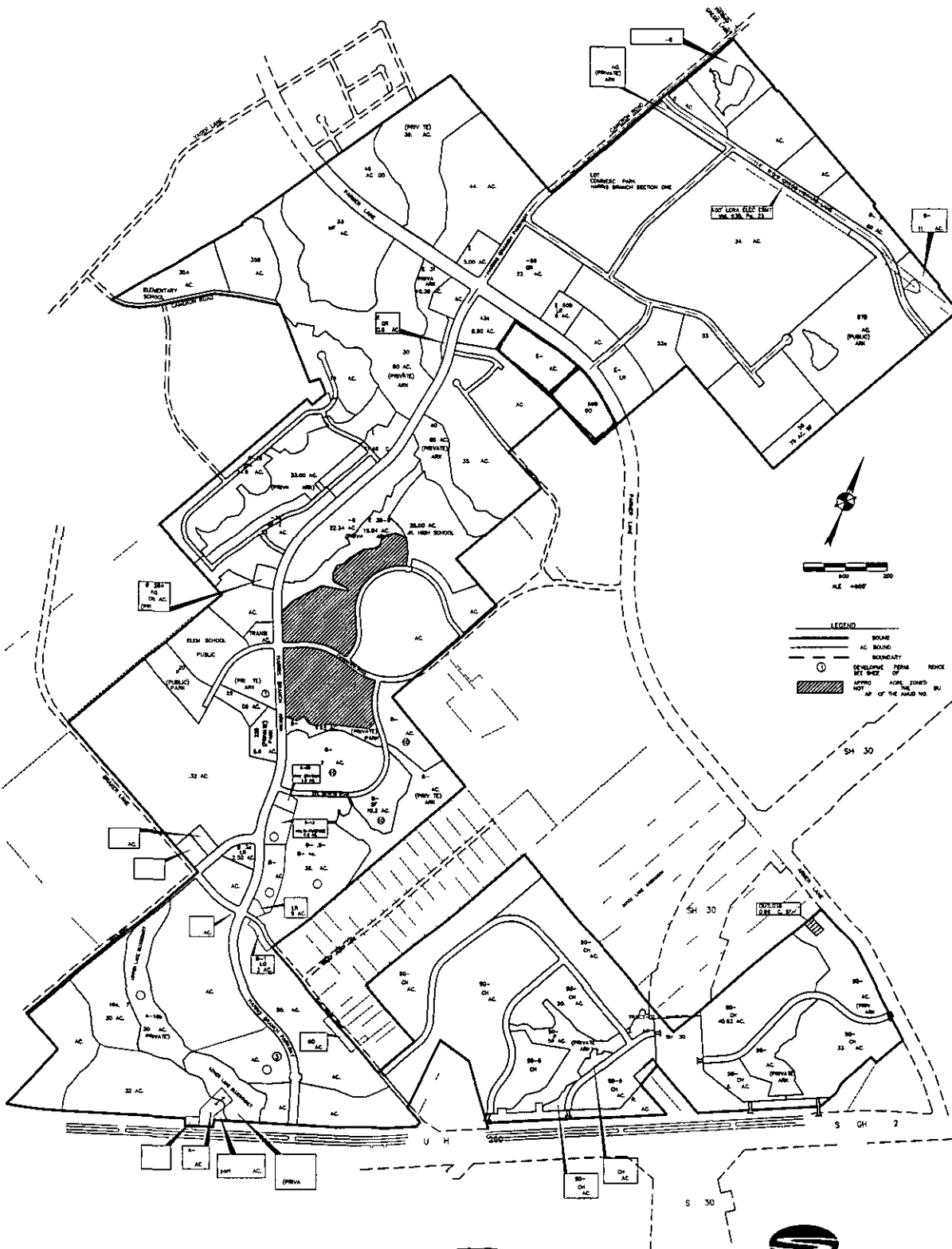


ZONING CASE# C814 90-0003 14  
 ADDRESS US HIGHWAY 290 EAST  
 SUBJECT AREA 2110 ACRES  
 GRID P30 Q28 32 R28 32  
 MANAGER S SIRWAITIS



# PUD LAND USE PLAN

C814-90-0003



**HARRISBRANCH**

**Stanley Consultants INC.**  
 2012 (Latter) 2012, April, 1978  
 www.stanleyconsultants.com

SHEET 1 OF 4

EXHIBIT B

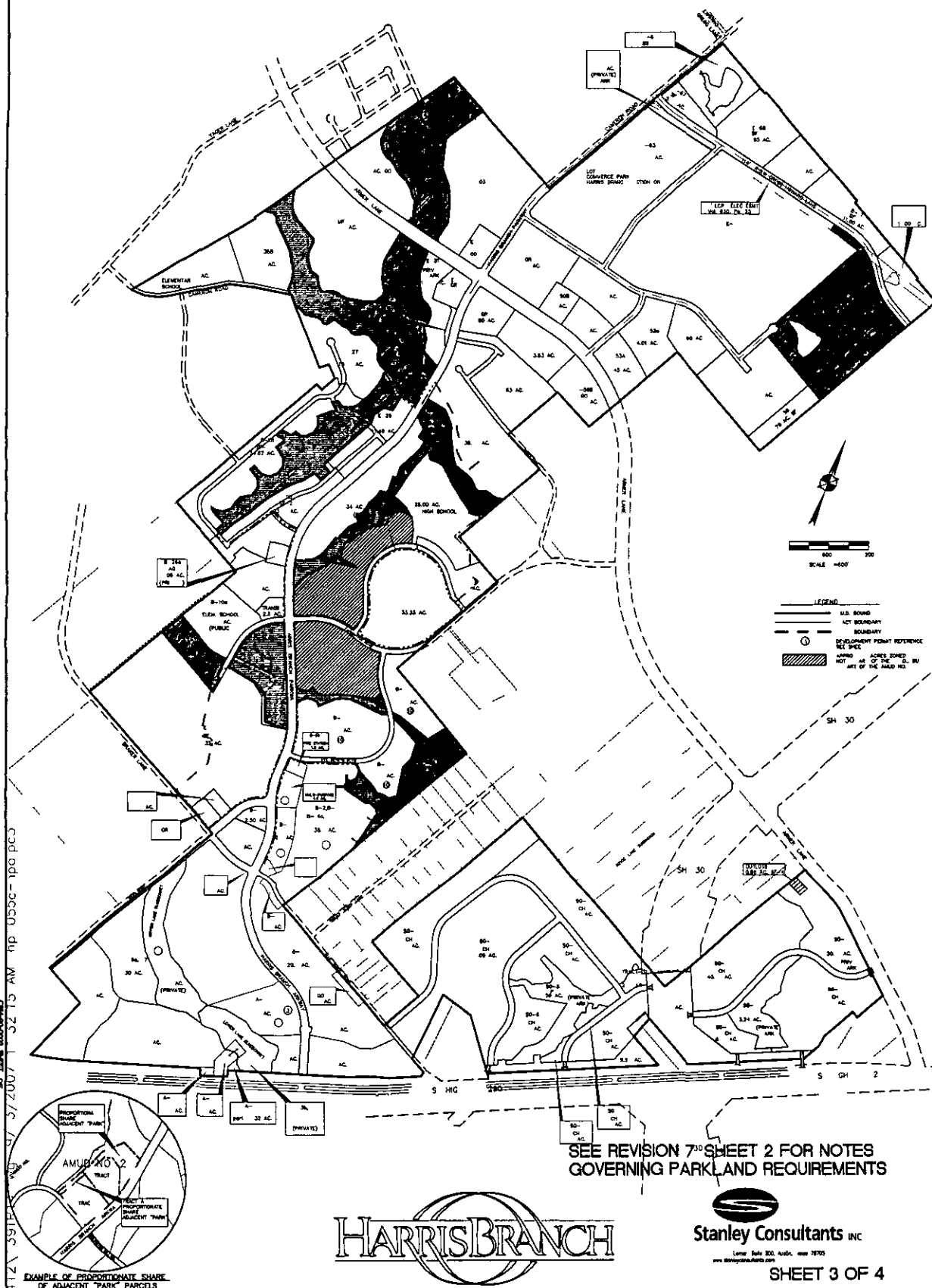
C814-90-0003

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Stanley Consultants INC  
 1000, 1000, 1000, 1000, 1000  
 SHEET 2 OF 4

  
Stanley Consultants INC  
Toronto, Suite 800, 1000, 1000  
www.stanleyconsultants.com

C814-90-0003



SEE REVISION 7<sup>30</sup> SHEET 2 FOR NOTES  
GOVERNING PARKLAND REQUIREMENTS



HARRIS BRANCH



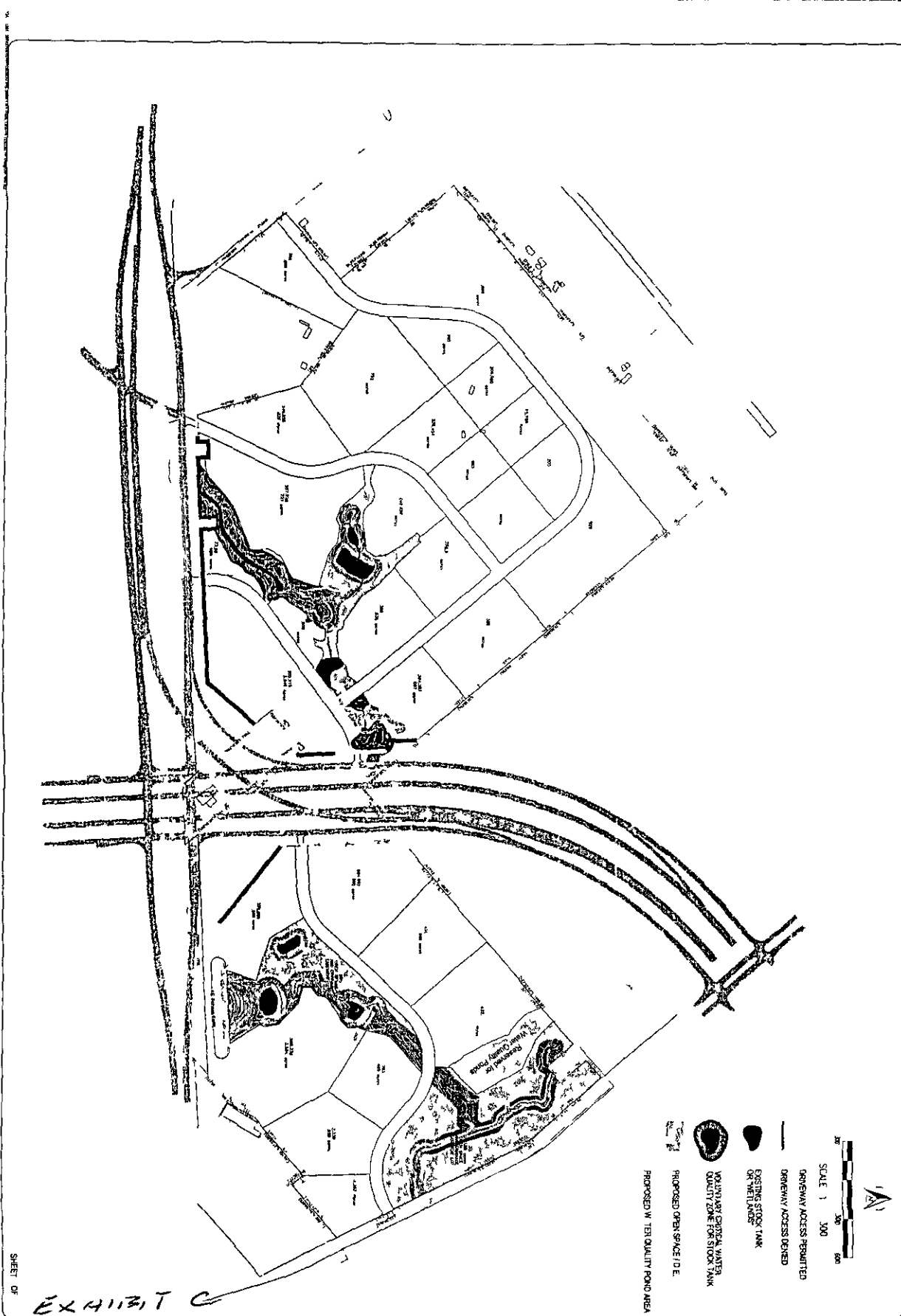
**Stanley Consultants** INC

Lamar Falls 300, Austin, area 28703

**SHEET 3 OF 4**

CMAA-60-0000 SHEET OF

39--1 12\ 39 EXE WD 3/2007 32 15 AM hp 05bc-100 pcc



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